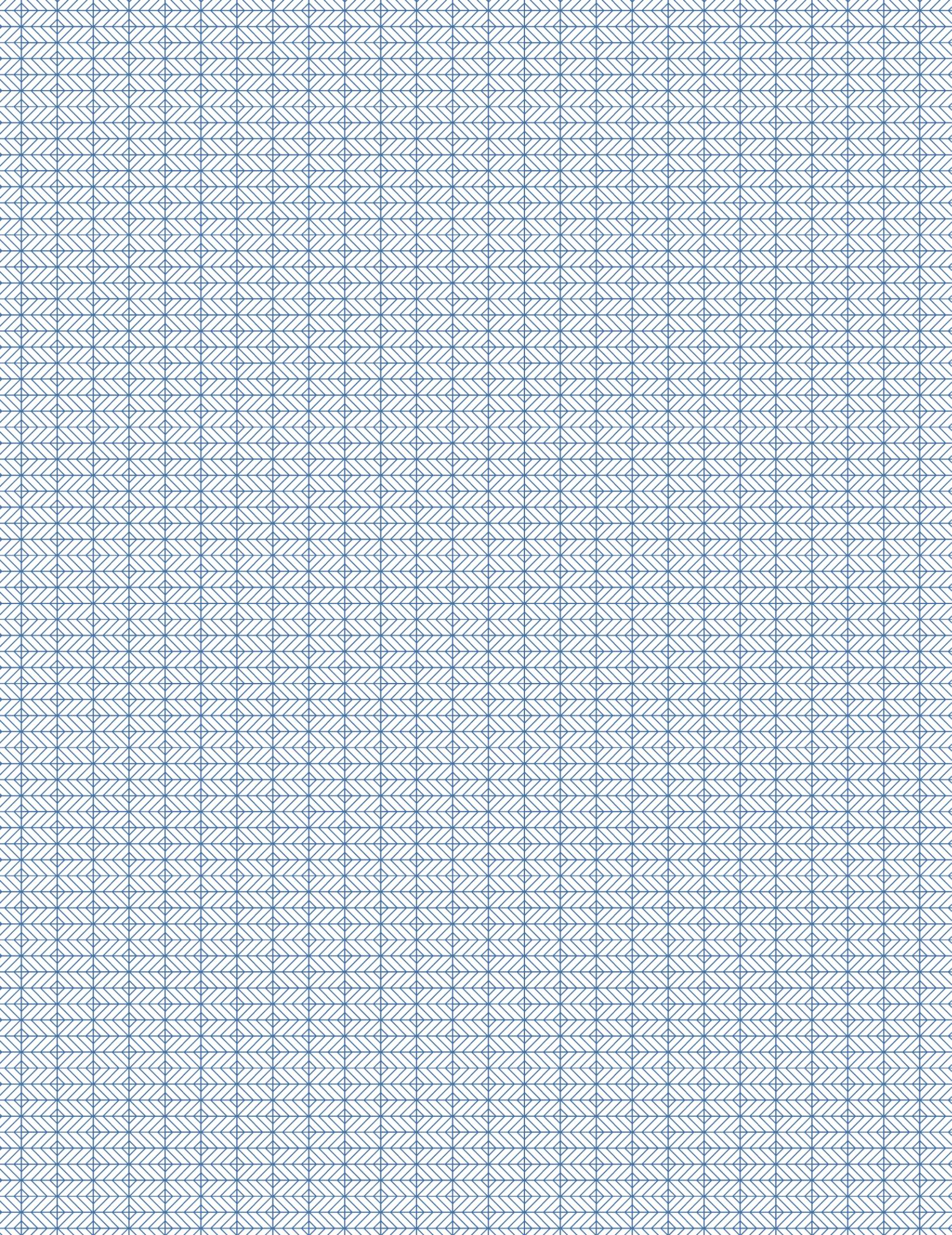




10 WINTHROP SQUARE

RENEWED HERITAGE

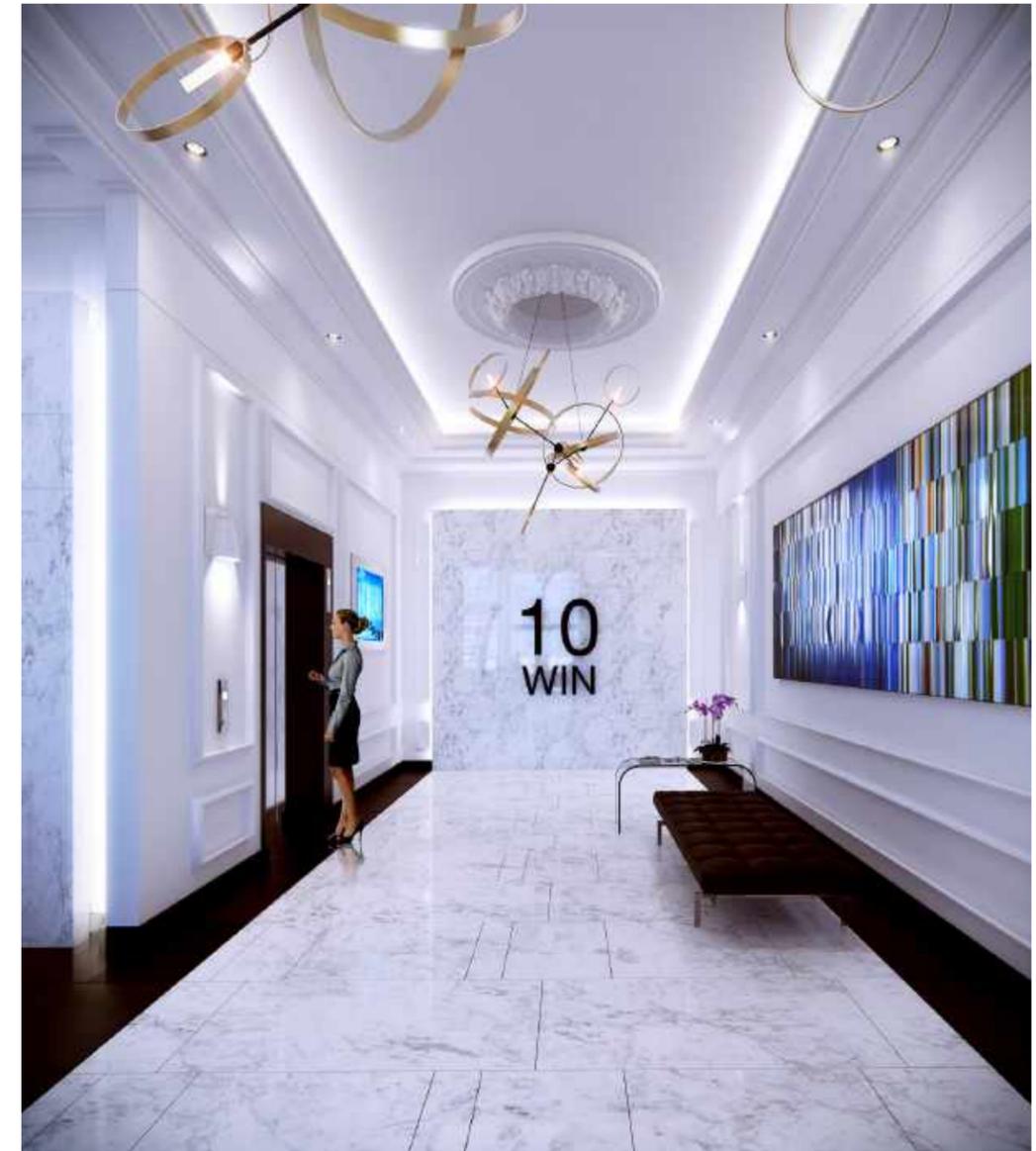
PREMIER BOUTIQUE OFFICE BUILDING
A Chevron Partners Development



CRAFTED DESIGN

A quintessential Bostonian property, 10 Winthrop Square will be brought to market by Chevron Partners as the premier boutique office building in downtown Boston. In the heart of Downtown on charming Winthrop Square, Chevron Partners will bring out the beauty of this turn of the century gem. A precise harmony, 10 Winthrop Square balances respect for the history of the building with the introduction of modern office amenities and finishes as well as attractive retail components.

*DISCLAIMER: Renderings, photographs, fixtures, finishes, appliances, interior decorations, specifications, terms, conditions and statements contained herein are examples for illustrative purposes only and shall not be construed as representation of any offering and shall not create a contractual relationship of any kind as to the content contained therein. The developer reserves the right to modify, revise or withdraw any or all of each of the foregoing in its sole discretion and without prior notice.



ELEGANCE IN BALANCE

Estimated completion Q4 2020

10 Winthrop's Lobby will showcase an elegant balance, layering historical elements of this charming property with clean and bright modern lines that beautifully accentuate historical details.

10 Winthrop Square will give tenants an unmatched office experience with cutting edge design, refined finishes, and professional attentive service in a boutique environment, providing a unique and strong identity for the most discerning of today's companies.

In a market of soulless office towers, 10 Winthrop Square showcases charm, identity and individuality, offering companies clear distinction in an attractive setting for employees.

NEW OFFICE WORLD EXPERIENCE

Designed to be the most luxurious working experience in Boston, halfway between a historic brick and beam building and a modern and flexible co-working space. Combining Bostonian charm with sophisticated European design, the offices are designed to meet the expectations of any tenant, whether it be traditional space with cell offices or space sensitive with open concept areas.

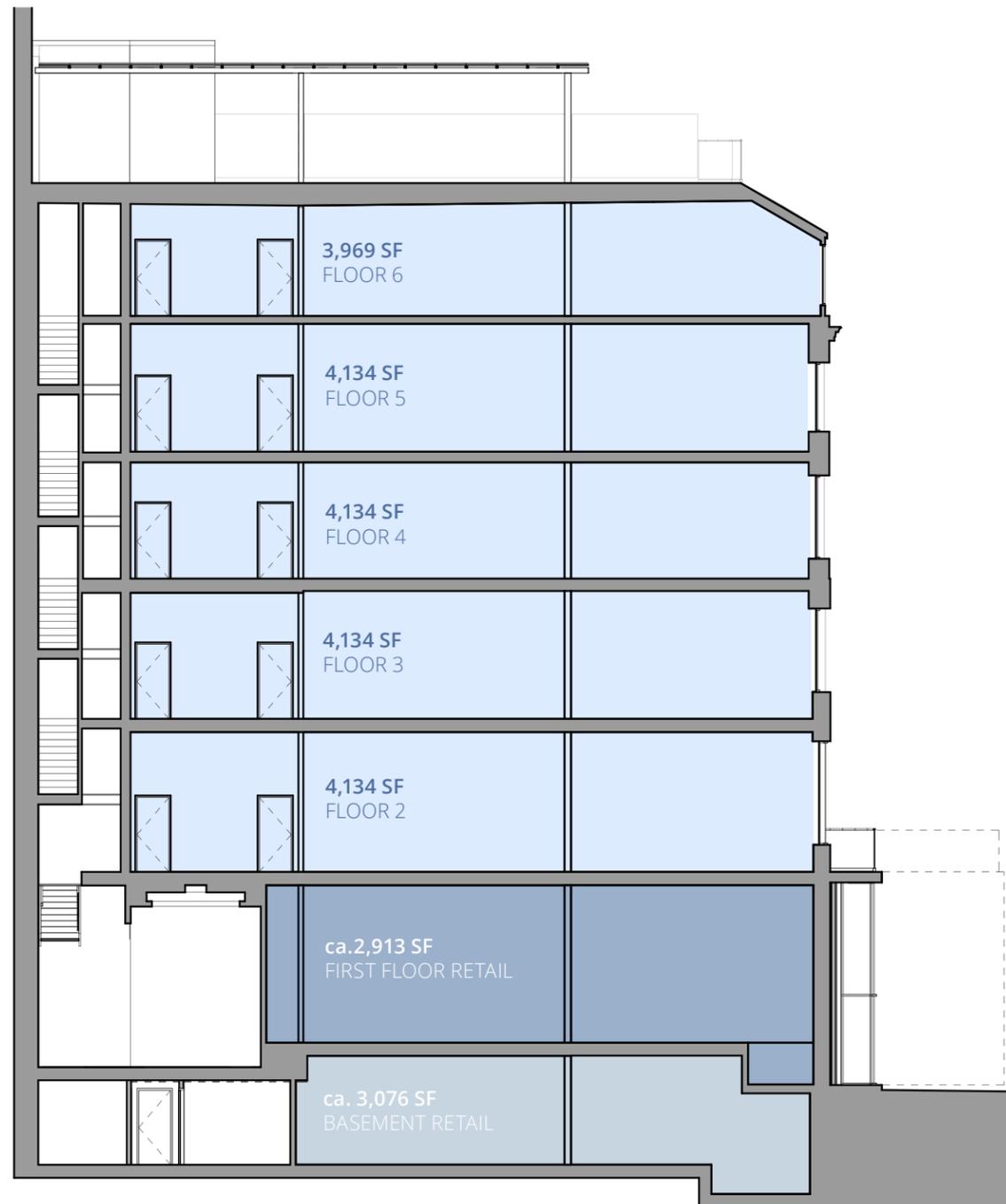
Available spaces include one big meeting room, a spacious and modern lounge kitchen, shared amenities and overflow meeting and lounge areas.

Located in a highly walkable area with all the amenities the city has to offer.



Sample reception fitout

BUILDING SECTION



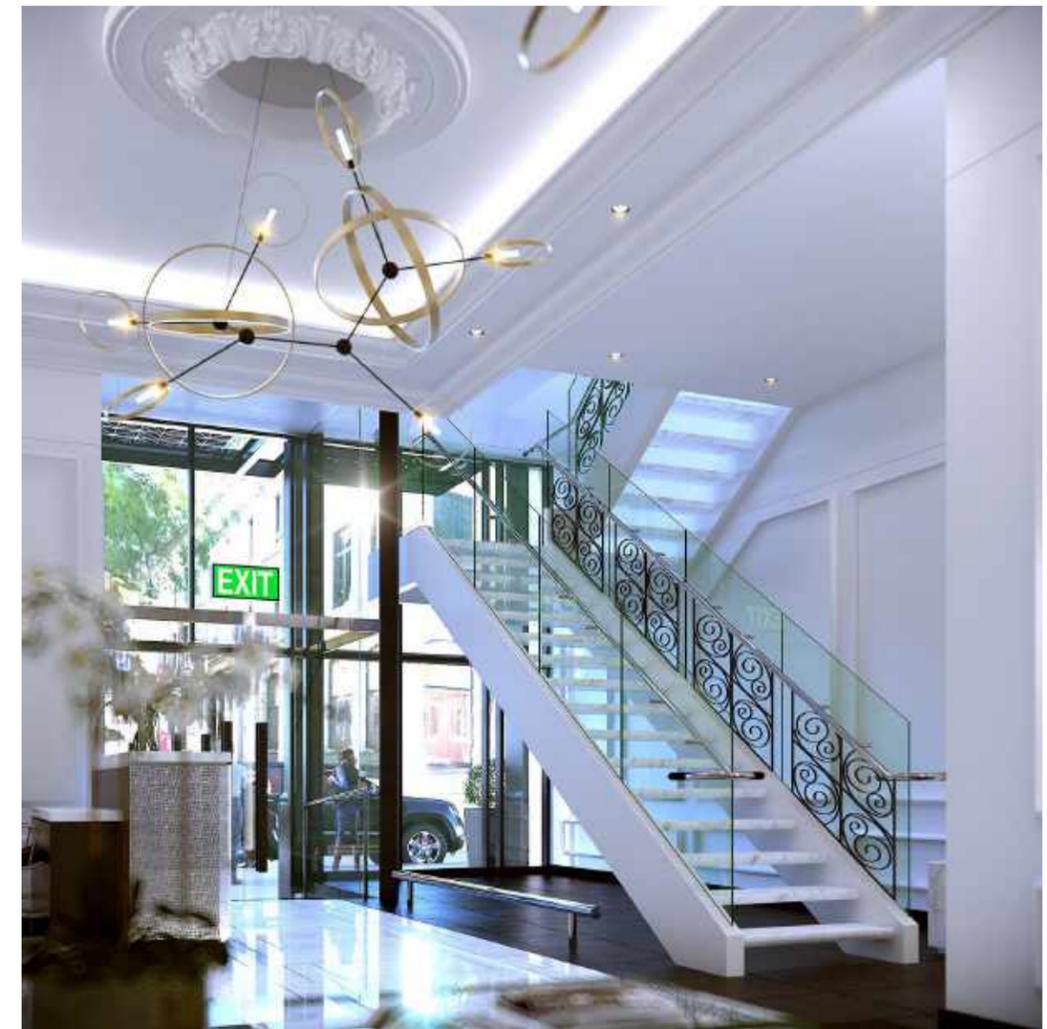
DIVERSE & EFFICIENT LAYOUTS

LIMITLESS POSSIBILITIES

Estimated completion Q4 2020

10 Winthrop Square's floorplan can accommodate nearly any type of office use, from open plans to abundant private offices, all filled with natural light and beautiful views overlooking Winthrop Square. Benefiting from Chevron's stratospheric levels of finish, quality and comfort, the design reaches heights of quality and care previously reserved for the most exclusive custom residences.

10 Winthrop Square's floorplans grant multiple usage opportunities—it satisfies open plan users' tastes and boasts two major window lines.





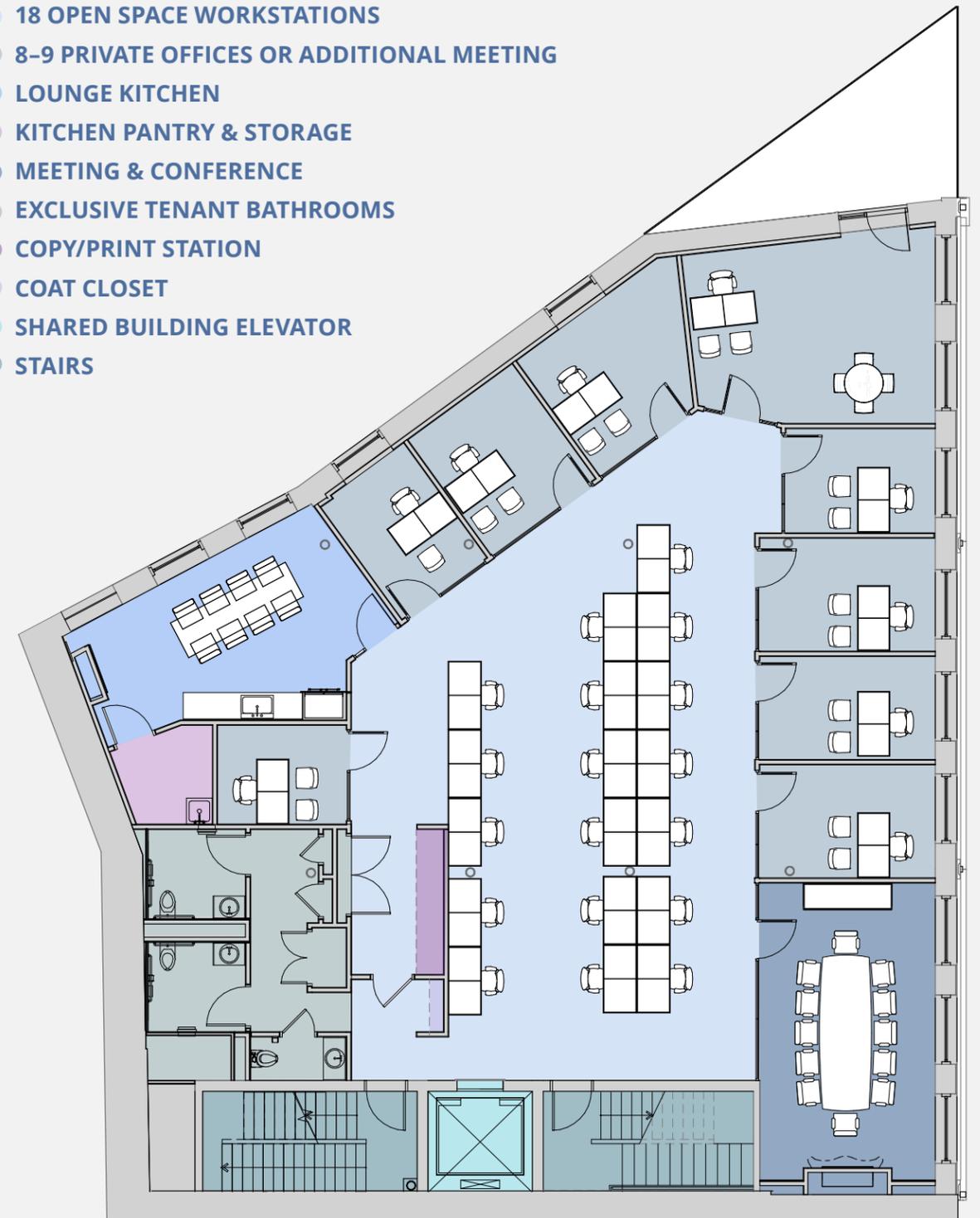
FIT PLAN: 4,134 RSF
 OCCUPANCY: 38-40
 OPEN SPACE

- 38-40 OPEN SPACE WORKSTATIONS
- LOUNGE KITCHEN
- MEETING & CONFERENCE
- EXCLUSIVE TENANT BATHROOMS
- COPY/PRINT STATION
- COAT CLOSET
- SHARED BUILDING ELEVATOR
- STAIRS



FIT PLAN: 4,134 RSF
 OCCUPANCY: 26-27
 PRIVATE OFFICES WITHOUT PRIVATE RECEPTION

- 18 OPEN SPACE WORKSTATIONS
- 8-9 PRIVATE OFFICES OR ADDITIONAL MEETING
- LOUNGE KITCHEN
- KITCHEN PANTRY & STORAGE
- MEETING & CONFERENCE
- EXCLUSIVE TENANT BATHROOMS
- COPY/PRINT STATION
- COAT CLOSET
- SHARED BUILDING ELEVATOR
- STAIRS



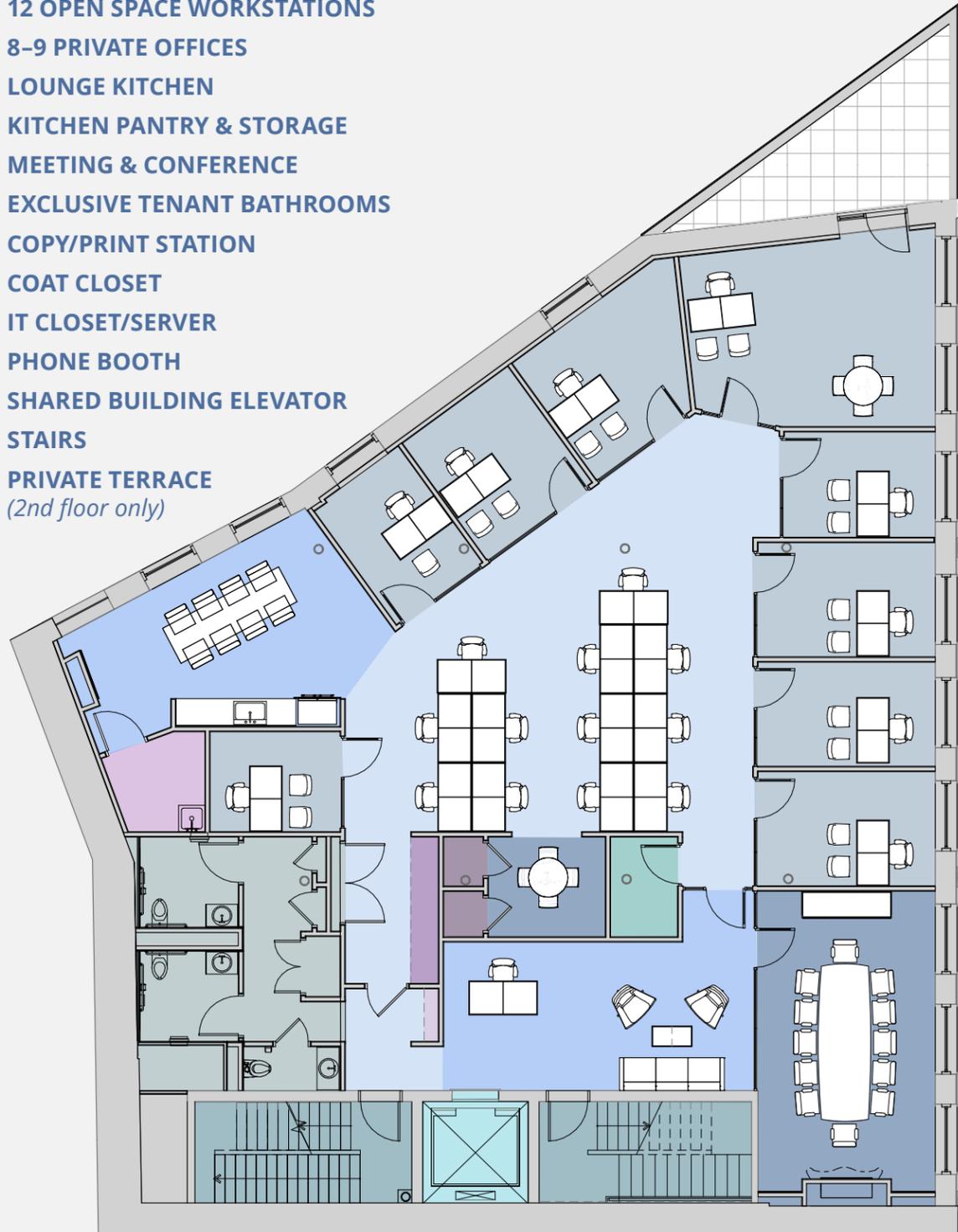


FIT PLAN: 4,134 RSF

OCCUPANCY: 20-21

PRIVATE OFFICES WITH PRIVATE RECEPTION

- 12 OPEN SPACE WORKSTATIONS
- 8-9 PRIVATE OFFICES
- LOUNGE KITCHEN
- KITCHEN PANTRY & STORAGE
- MEETING & CONFERENCE
- EXCLUSIVE TENANT BATHROOMS
- COPY/PRINT STATION
- COAT CLOSET
- IT CLOSET/SERVER
- PHONE BOOTH
- SHARED BUILDING ELEVATOR
- STAIRS
- ⊕ PRIVATE TERRACE
(2nd floor only)



Sample reception fitout



Sample open office fitout



Sample open office fitout



Sample fitout with private offices



Sample fitout with private offices





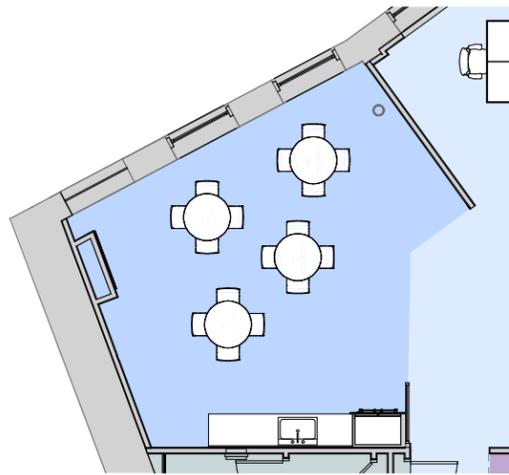
Sample private corner office with terrace (second floor only)



Sample conference room

THE LOUNGE KITCHEN CONCEPT AT 10 WINTHROP SQUARE

Estimated completion Q4 2020

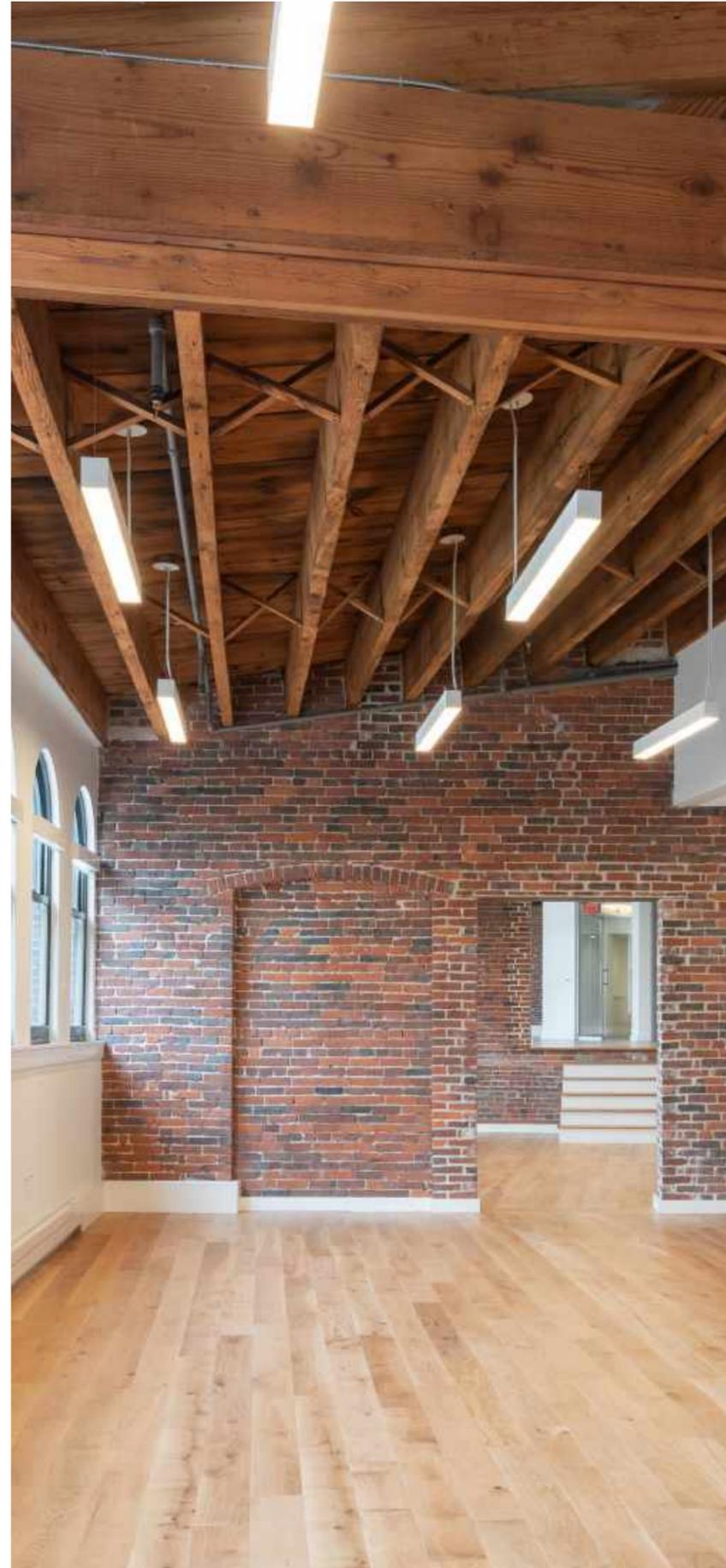
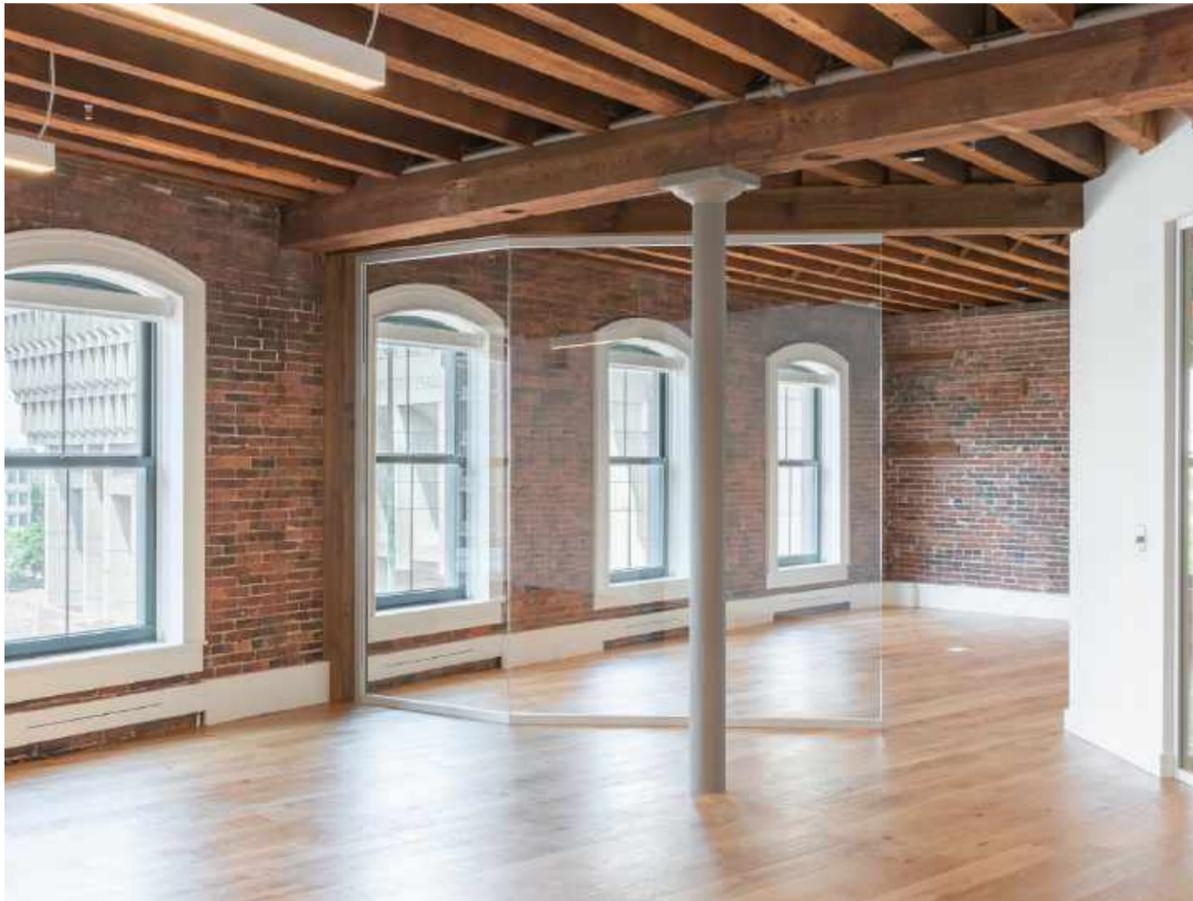


Each floor has been thoughtfully pre-designed for a lounge concept, including:

- **SPACIOUS COUNTER TOP & BAR**
- **MODERN KITCHENS WITH IMPORTED ITALIAN CABINETRY**
- **PLUMBING FOR COFFEE & OTHER BEVERAGE APPLIANCES**
- **LOUNGE & SEATING AREA WITH CUSTOM MADE FIREPLACE MANTLE**
- **GATHERING LOCATION ON FOR EVENTS, NETWORKING & TEAM BUILDING**
- **OVERFLOW MEETING & LOUNGE SPACE**



Sample lounge kitchen fitout



HISTORIC CHARM

EXPOSED BEAMS & BRICK

Wood beams, joists and brick walls will be cleaned, restored and exposed in select areas, especially in the open space areas. This approach adds warmth, creates higher ceilings and offers a Bostonian design element.



Brick and beam space at Sears' Crescent, a similar commercial property by Chevron Partners

THE PENTHOUSE AT 10 WINTHROP SQUARE

Estimated completion Q4 2020



Sample penthouse fitout with skylights



Sample penthouse fitout with skylights



AT THE HEART OF THE DOWNTOWN RENAISSANCE

Sandwiched between the Millennium Partners' Winthrop Square Tower and the new Millennium Tower, 10 Winthrop Square is a Downtown Boston cornerstone. It is steps away from Boston's newest and trendiest restaurants, as well as the entire Financial District business community.

At the heart of thriving Downtown Boston, it naturally connects to the whole town: with five subway stations serving all Boston subway lines. Catching flights in peak traffic is made easy by using the Blue Line to Logan airport, while technology hub Kendall Square is merely 2 stops away.



TEAM

CHEVRON PARTNERS DEVELOPER & DESIGN CONCEPT

Chevron Partners is a privately-held full service real estate investment management firm, formed from executives from two prominent Bostonian and Parisian real estate companies.

A true boutique firm, dedicated to an exclusive group of investors and clients, Chevron handles fewer transactions to ensure that each asset benefits from the crucial, wide-ranging experience of its principals, their passion, and their critical understanding of the interconnectedness of all aspects of real estate management and development as the key to successful asset performance.

The Chevron team brings together deeply-rooted local real estate expertise and relationships, essential practical operational and construction skills, institutional-grade financial sophistication and experience.



DJSA ARCHITECTURE, PC ARCHITECT

DJSA Architecture, PC is a full service architectural firm focused on providing innovative design strategies to all of their clients. DJSA has a diverse portfolio of commercial and residential projects including hospitality, office and industrial.

Their clientele range from investors, developers, property owners and tenants. They are committed to creating designs tailored to meet the needs of each specific client. Their firm's emphasis on teamwork permeates all aspects of DJSA's work, from client relations to design.

Dedication to providing clients with personalized design expertise, commitment and integrity enables DJSA to meet the needs of their clients and ensure the success of every project.

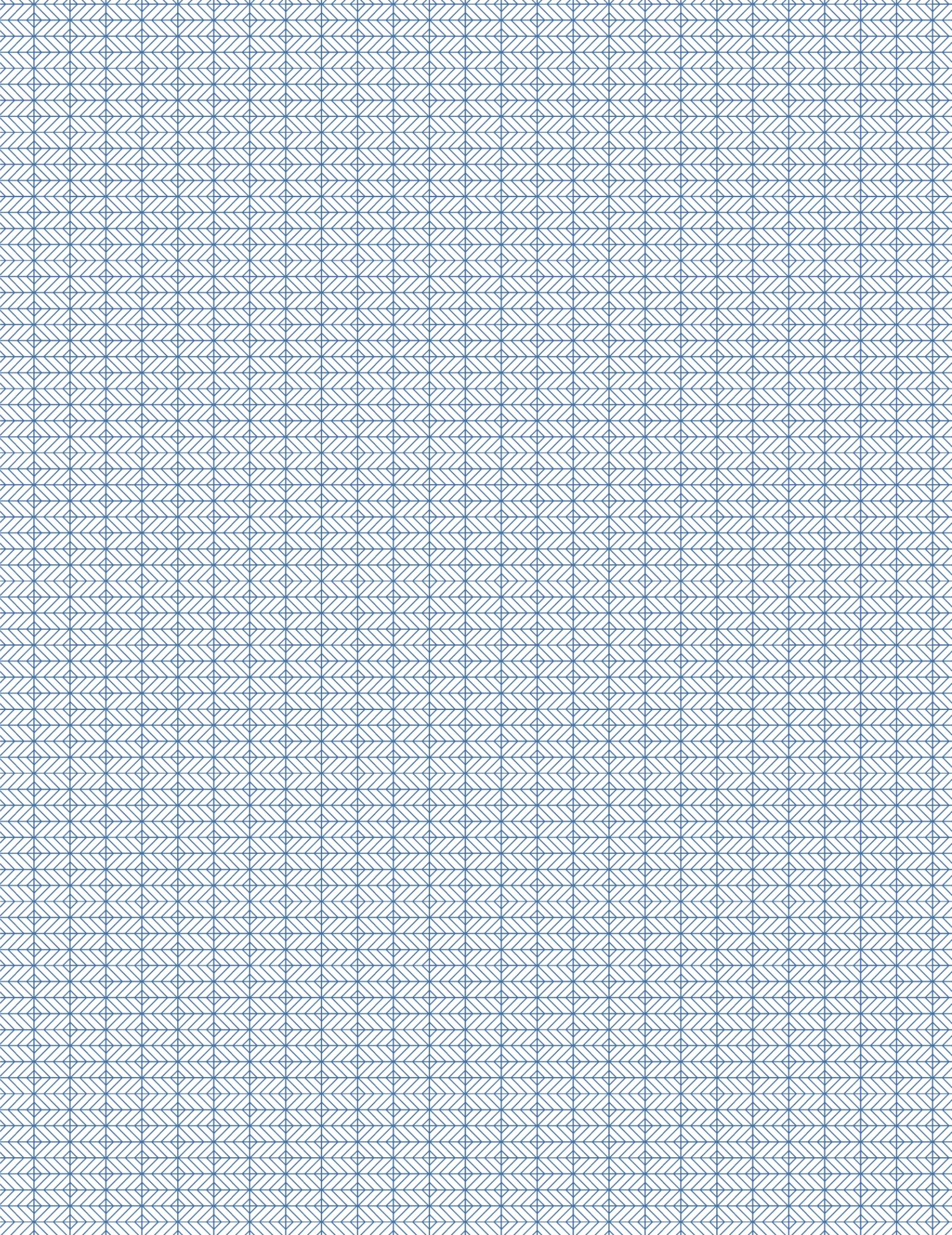


ADIGE DESIGN

MATERIAL SOURCING & DESIGN CONSULTANCY

Adige Design is an international artisan and construction materials sourcing company with a passion for quality products. Their mission is to uncover special artisans, unique materials and products, and incorporate them in your development, home, or office.

Throughout Italy and France, Adige goes to the mines, workshops, factories, and mills. They diligently search to discover special people producing unique and extraordinary products.



RENEWED HERITAGE

10WINTHROPSQUARE.COM



CHEVRON

PARTNERS

chevronpartners.com

100 Summer Street | Suite 1600 | Boston MA 02110

+1 (617) 370-8800 | info@chevronpartners.com

LEASING



Dave Martel

Jason R. Cameron

Ben Sutton

617-863-8525

617-863-8129

617-863-8429

dmartel@ngkf.com

jcameron@ngkr.com

ben.sutton@ngkf.com